

# BLEADON PARISH COUNCIL

[www.bleadonparishcouncil.co.uk](http://www.bleadonparishcouncil.co.uk)

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**Rooftop**

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**Somerset TA8 1BS**

## Mrs Ann Taylor

Spoke of hers and her partner Gary as well as adjoining neighbour's objections to Planning Application 21/P/3372/FUL. She was subsequently joined by Mr Phil Heycock also a neighbour residing in Birch Avenue. A number of questions were asked of the Council.

## District Councillors T Porter & M Solomon.

They took a number of questions relating to the ongoing speed reduction works on the A370. The Chairman expressed her pleasure in noting after 18 months' work had started on the collapsed rhyne bank. Councillor Solomon indicated that he was hopeful in securing match funding for villages like Bleadon where inclusive play area equipment could be funded. Time however was of the essence as the window for such funding was closing on the 31<sup>st</sup> March 2022.

## Mr Graham Getty

Spoke as to why he was putting himself forward as a councillor to fill the current vacancy. He said although he and his partner have only lived in the village some 18 months they have already become involved in village life. He also felt from past business experience of some 35 years he had something to give back.

## MINUTES

**Minutes of a Meeting of Bleadon Parish Council held on Monday 14<sup>th</sup> February at The Coronation Hall Coronation Road Bleadon that commenced at 7.45 pm when the following business was transacted.**

## PRESENT

**Chairman Gill Williams with Councillors Mrs I D Clarke Ann Davies S Garrett Kirsten Hemmingway Rob Tyson Mary Sheppard and the Parish Clerk Bruce Poole**

In addition there were eight members of the public present including District Councillors T Porter and M Solomon who departed from the meeting after their report.

### **350.1 To receive Apologies for Absence and to approve the reasons given.**

Councillor H Boyce

The Chairman sought permission from the meeting to bring agenda item 340.7.4 forward.

### **350.7.4 To Resolve to fill the current Casual Vacancy caused by the recent resignation of Mr a Scarisbrick.**

**Resolved that Mr Graham Getty be so elected by co-option to fill the casual vacancy.**

He verbally completed the declaration of office and it was duly signed.

### **350.2 Declarations of Interests**

None

The Chairman sought permission from the meeting to bring agenda item and **350.6. (21/P/3372/FUL)** forward.

There then followed a lengthy explanation of the findings of the councillors who had visited the site which were not quite straight forward and were in parts complicated as the application itself was relying on details originally submitted 27 years ago.

The Chairman suspended Standing Orders to allow members of the public to speak. The Chairman then reinstated Standing Orders.

**Resolved** that Cllr. Mrs I D Clarke would draw up a list of planning objections and if supported by the majority of councillors the Clerk would be asked to submit them to North Somerset

**350.3 To approve and sign as a correct record the Minutes of the Parish Council Meeting held on Monday 10<sup>th</sup> January 2022 and the ExtraOrdinary Parish Council Meeting held on Thursday 27<sup>th</sup> January 2022.**

**Resolved** that the **Minutes of the Parish Council Meetings held on Monday 10<sup>th</sup> January 2022 and the ExtraOrdinary Parish Council Meeting held on Thursday 27<sup>th</sup> January 2022** be taken as read agreed as being a correct record and signed as such by the Chairman.

**350.4 Past Matters for report purposes only – (See accompanying Clerk’s Report Appendix A)**

- |   |           |
|---|-----------|
| (1) Emergency Exit – Coronation Hall<br>Completed – noted that the finish of the slope to the tarmac needs re-visiting. | 345.4.3   |
| (2) A370 Improvements   | 347.7.3   |
| (3) Pavement - Breaking Up  | 347.4.4   |
| (4) Church Clock – Re-Gilding<br>See 350.9.(l)  | 347.4.5   |
| (5) Queen’s Platinum Jubilee<br>See 350.9.(m)   | 347.4.7   |
| (6) Poppy Donation<br>Concluded   | 347.4.13  |
| (7) Resignation – Mr Andy Scarisbrick<br>Concluded – See 250.7.4  | 347.5     |
| (8) Planning Terms of Reference<br>Concluded  | 347.7.1   |
| (9) Scheme of Delegation<br>See 250.7.1   | 347.7.2   |
| (10) Speed Proposals<br>Work in progress  | 347.7.3   |
| (11) Re-Instatement Values<br>Concluded   | 347.7.5/6 |
| (12) Road Calming – Bleadon Road<br>Work in progress  | 347.7.8   |
| (13) Working Party – Toilets & Coronation Hall Environs<br>See 350.7.7/8/9  | 347.7.7/9 |
| (14) Tree & bench Church South Porch<br>See 350.7.2   | 347.9.a   |
| (15) Village Gully Cleansing  | 347.9.d   |
| (16) Bleadon Village News – Review  | 347.9.f   |
| (17) Village Neighbourhood Plan   | 347.9.j   |
| (18) Notice Board Poster Holders<br>Work in progress  | 347.9.i   |

350.5 Chairman's Announcements

Nothing other than that is focused elsewhere in the meeting agenda,

350.6 Planning Applications

1. Current Applications

20/P/2959/FUL	<b>Retrospective application for the erection of agricultural store building – Land to the South West of Bridgwater Road Bleadon – 28/12/20</b>	
21/P/0527/OUT	<p><i>Outline application for the erection of 14 dwellings with access for approval and appearance scale and landscaping reserved for subsequent approval- Land off Purn Way Bleadon BS24 0QF (17/P/1351/OUT &amp; 18/P/5035/OUT) - 30/04/21 – Despite having approved the previous application the Council recognised the current objections of the residents and therefore recommended refusal on the grounds that it was (a) outside the settlement boundary (b) insufficient and inadequate vehicular access thus increasing a potential risk to pedestrians (c) infringing the West Mendip Way and (d) that the area was susceptible to flooding and abounds a SSSI</i></p> <p><b>AMENDED</b></p> <p><i>Outline application for the erection of 14no. dwellings, with access and layout for approval and appearance, scale and landscaping reserved for subsequent approval on land off Purn Way, Bleadon BS24 0Q</i></p> <p><i>While retaining our concerns regarding the building outside the settlement boundary we recognise the inevitability of this development and therefore we reluctantly support this application.</i></p>	
21/P/1891/AOC	<p><i>Discharge of condition 8 (sound insulation/attenuation measures) and 9 (drainage) on application 20/P/1139/FUL – Land adjacent to the Lay-by to the east of Bridgwater Road Bleadon- 26/07/21- Cllr Davies indicated that she had investigated all of the documents and could see nothing that would prevent the Council from support the requests. The Council had no objections.</i></p> <p>-----</p> <p><i>Construction of a two storey dwelling – Land adjacent to the Lay-By to the East of Bridgwater Road. – 06/07/20</i></p> <p><i>The Parish Council has previously recommended refusal of this application and saw no reason to change their view and therefore recommended refusal– by e-mail 01/020</i></p>	
21/P/2345/AOC	<i>Discharge of condition No. 26 Reptile Method Statement on application – Land adjacent Bridgwater Road Bleadon</i>	<i>Approved 03/12/21</i>
21/P/2927/AOC	<i>Request to discharge condition No.5. (Archaeological Work) and No.21. (Wildlife Protection) on application 21/P/0786/FUL</i>	<i>Approved 03/12/21</i>
21/P/3058/FUH	<i>Retrospective application for a new drive and parking area. 7 The Veale Bleadon BS24 ONP – The Council objected to this application as it was evident from recent site visits that a lot of work was being undertaken on site which was not clear as to what that was set out formed part of the current application.</i>	<i>Approved 14/01/22</i>
21/P/3297/FUH	<i>Proposed erection of a single storey front extension and replacement of asbestos corrugated sheet roofing with natural slates. Installation of a new window to first floor bedroom and minor internal alterations – Purn Villa Purn Way Bleadon BS24 0QE – The Council had no objections</i>	<i>Approved 08/02/22</i>
21/P/3298/LBC	<i>Listed Building Consent for the proposed erection of a single storey front extension and replacement of asbestos corrugated sheet roofing with natural slates. Installation of a new window to first floor bedroom and minor internal alterations – Purn Villa Purn Way Bleadon BS24 0QE – The Council had no objections</i>	
21/P/3372/FUL	<p><i>Erection of a single storey dwelling and formation of access within the grounds of Badgers Gate –The Parish Council is concerned the present proposal to sever garden land within the existing garden curtilage of Badgers Gate is inappropriate development being squeezed into the existing gardens.The Parish Council, neighbours and residents have identified the following concerns, which are contrary to the local plan.</i></p> <ol style="list-style-type: none"> <li><i>1. The proposed development by virtue of its size and mass is out of character with the existing street scene and surrounding area.</i></li> <li><i>2. The plot size for both the new and existing properties will not be the same as the other existing properties within the street scene.</i></li> <li><i>3. The gardens for both the new and proposed development are disproportionately small for the size of the properties. In particular the proposed bungalow's garden is dominated by an access road and parking provision.</i></li> <li><i>4. The proposed development will lead to the loss of the established street scene of Birch Avenue by its prominence and dominating appearance.</i></li> <li><i>5. The size of the proposed development and its immediate proximity will cause noise and disturbance to existing neighbours mainly due to closeness to the proposed development. This is incongruous with the street scene being detached bungalows on spacious plots, which minimises neighbour disturbance, in particular, the parking proposals for the new development. Immediate neighbours are also concerned about high degrees of overlooking which they would not have experienced before due to the character of the existing street scene.</i></li> </ol>	

	<p>6. Birch Avenue is a private road - therefore, the residents pay for the required maintenance as and when required. A recurring problem is that a large area of the road floods and frequently not only with water but with sewerage – a concerning health hazard. Residents have photo proof of this unsightly problem. As the proposed bungalow's garden is dominated by an access road and parking provision there will be less drainage area, which is very likely to impact on this particular problem.</p> <p><b>Wildlife</b> - Local residents have seen the following protected species within the curtilage of the proposed development site:</p> <p>Badgers (Garden)</p> <p>Bats (exiting the roof space of Badgers Gate)</p> <p>Great Crested Newts (dry stone walls)</p> <p>There is a legal duty to protect these species. The current proposal does not offer any mitigation for protected species and therefore the proposal appears to be contrary to DM8 of the local plan.</p> <p><b>Trees</b> - The proposed development will lead to a loss of a number of very tall woodland trees (which are listed as shrubs in the planning statement). Residents are concerned this significant loss of tree cover will impact on immediate wildlife and be detrimental to the existing street scene as you look south in Birch Avenue towards the hill.</p> <p>For the reasons listed above Bleadon Parish Council object to this applicati</p>	
22/P/0031/MMA	<p>Minor material amendment to planning permission 20/P/2371/FUL (erection of a holiday lodge and associated parking and amenity area) to allow for rotation of building from the position of the original approval. – South Hill Farm Bridgwater Road Bleadon BS24 0BD - -</p> <p><b>The Council had no objections</b></p>	03/03/22
22/P0210//FUH	<p>Demolition of existing single storey side extension/workshop and single storey rear extension. Proposed erection of a two storey side extension and single storey rear extension. – 15 The Veale Bleadon BS24 ONW</p>	23/03/22
22/P/3433/FUL	<p>Change of use land to campsite (to allow the campsite to operate Independently of the Camping and Caravanning rules) – Land at Gorselands Roman Road Bleadon BS24 0AD –</p> <p><b>The Council was concerned that there appeared to be no evidence of letters or posters being dispatch to local residents,</b></p>	24/03/32

## 350.7

### Resolutions

- To Resolve to note the amendments to the Scheme of Delegation Policy.**

Resolved to adopt the newly drafted Scheme of Delegation
- To note the Tree quotation received from Ward Tree Surgeons in respect to the Churchyard and Play Area in the sum of £220.00 plus vat.**

Resolved after some discussion relating to the Council's responsibility concerning the Churchyard that the quotation received from Ward Tree Surgeons in the sum of £220.00 plus vat be accepted.
- To note the payment of £150.00 from the Village Covid Group Fund in respect of Church Room Hire x 10 meetings @ £15.00 per hour.**

Noted
- To Resolve to fill the current Casual Vacancy caused by the recent resignation of Mr a Scarisbrick.**

See commencement of the meeting
- To Resolve from which ERM should the transfer of a sum of money be taken to cover the ultimate 2021-2022 budget deficit.**

Resolved that EMR entitled "Special" in the sum £9,560.00 be used and that the EMR entitled "Contingency" in the sum of £19,250.00 be used for any shortfall from the funding of the re-gilding of the Church Clock
- To receive the Internal Auditors Interim Report**

Not currently available

The Chairman suspended Standing Orders to allow discussion with representatives of the Management Committee.

- To note a quote received for the proposed external painting of the Coronation Hall in the sum £2,450 excluding materials.**

Resolved that due to the absence of any further quotes and the time restrictions imposed by the Platinum Jubilee dates that the quotation of £2,450 be accepted once the cost of materials is known and deemed acceptable.

**8. To note the quote for the repainting of the ladies' toilets in the sum of £290.00**

Resolved to proceed with the quote

**9. To note the quote for the repainting of the gentlemen's toilets in the sum of £330.00**

Resolved to proceed with the quote

**10. To agree the proposed Meeting Dates for 2022-2023.**

Resolved to agree the proposed Dates for 2022-2023 subject to amending the stated September date.

**350.8 To formally note the following items of expenditure for the months of January.**

(182)	Mr B Poole	Clerk's Salary – Jan 22	1921.28	
(183)	HG3	Mobile Phone – Dec 21	14.82	2.96
(184)	Post Office	Parcel to Audit	15.85	
(185)	Opus Energy	Street Lighting	14.71	.74
(186)	Mr M Howe	Grass Cutting	4000.00	
(187)	Blue Spot	Toilet Cleaning	216.66	
(188)	Mr B Poole	Homeworking – Jan 22	26.00	
(189)	Adrian Project Serv	Contract Work – Jan 22	602.00	
	Authorised by Cllrs. K Hemmingway & Mrs I D Clarke			
(190)	GB Sports & Leisure	Play area Inspection – Jan	25.00	5.00
(191)	Webglu	Updates – Jan	75.00	15.00
(192)	Zoom	Room Hire - Feb	11.99	2.40
(193)	Cartridge People	Stationery	20.82	4.17
(194)	ICO	Data Protection Fee	40.00	
(195)	H3G	Mobile – Jan 22	14.82	2.96
(196)	SLCC	Practitioners Conference	75.00	15.00
(197)	KC Construction	Disabled Ramp	2625.00	
(198)	SSE	Lighting – Toilets	40.18	2.00
	Authorised by Cllrs. G Williams and A Davies			

**350.9 To receive reports from the following for information purposes only:**

- (a) Allotments and Churchyard  
It was noted that the Autistic Society was also going to occupy the Lower Half of Upper Two.
- (b) Public Rights of Way and Footpaths
- (c) Neighbourhood Watch and Community Safety  
PCSO Ashley Jones to be invited to attend the Annual Parish Meeting of the Council. Cllr Davies indicated that she had details of Fraud Course Video if any members wish to avail themselves of it.
- (d) Roads and Transport  
The agreed central island at the Bridge Garage end of the A370 was yet to constructed. It was noted that the light on the central island by the Anchor Inn was still not functioning.
- (e) Play Area  
The Picnic Table that was located in the Play Park needs to be returned from where it is currently located.

The Chairman suspended Standing Orders in order to allow Ellie Young Editor of Bleadon Village News to participate in the following discussions,

- (f) Bleadon Village News  
Cllrs. S Garrett and R Tyson gave a verbal update following their meeting with Ellie. Following a negotiated deduction in printing costs it was noted that a single magazine came out at .62 pence. Agreed for the next two issues (Platinum Jubilee) an additional 400 copies would be produced and delivered as far as possible on Bleadon Hill.

The Chairman reinstated Standing Orders

- (g) Youth Club
- (h) Coronation Hall Management Committee

See 350.7.7 It was noted that Cllr. Mrs M Sheppard would be a Parish Council representative as well as Cllr. A Davis on the Hall Management Committee.

- (i) ALCA
- (j) Neighbourhood Plan Group  
Cllrs. S Garrett & H Boyce had held a re-convened inaugural meeting to research all the documentation to date.
- (k) Bleadon in Bloom
- (l) Clock Re-Gilding  
Cllr. A Davies indicated that she had up graded the flyer and ask for support to see that it was widely distributed within the village. She also gave details of a potential sponsored Abseil down the Church Tower.
- (m) Platinum Jubilee  
A further scheduled meeting was due in the next few days.
- (n) Councillors
  - (i) Scalpings  
A supply source had been found for 14mm @ £14.75 per ton and 22mm @ £22.50 per ton. Agreed that the matter of supply should be on the March Agenda together with suggestions of how much was needed and where it was to be laid.
  - (ii) Dog Bin  
North Somerset had provided a bin FOC where it was agreed that it would be placed on South Hill Pathway close to the churchyard.
- (o) Parish Clerk  
He pressed on members to be ready to authorise bank payments when called upon to do so.

### 350.10 Correspondence

(1)	NS	Planning Applications	*
(2)	NS	Electoral Roll Amendments – Jan 22	BP
(3)	NS	Road Traffic Regulation – Purn Way	*
(4)	NS	Town & Parish Digest – Jan 22	*
(5)	Clerks & Councils Direct	Issue 139 – Jan 22	BP
(6)	Mr Kozacs	Shiplate Wood	KH
(7)	NS	Confirmation of Precept Requirement	BP
(8)	SS Peter & Paul PCC		

### 350.11 Date and Time of next meeting - Parish Council Meeting – Monday 14<sup>th</sup> March 2022